



PRINCES STREET

Abergavenny, NP7 5BL



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- A Period Terraced Cottage
- Sought After Residential Location
- Within Walking Distance of Abergavenny Town Centre
- Two Bedrooms
- Character Features
- Courtyard Garden
- Ideal Investment Property
- Scope for Renovation

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DESCRIPTION

Situated in the highly desirable town of Abergavenny this is an exciting opportunity to purchase a character, terraced cottage with a courtyard garden, requiring renovation, but with the benefit of sash windows to the front and double-glazed windows to the rear. This period property enjoys a wealth of character features. The accommodation includes a large sitting room/dining room with an open fire and high ceilings, a kitchen, shower room and two bedrooms upstairs.

The property has the benefit of a solid wooden gate opening to a walkway to the rear of the property (shared with the neighbouring property) with the entrance door to the property and an outside area leading to a small garden at the rear.

The property was previously part of one of the oldest pubs in Abergavenny

SITUATION

The property is in the historic market town of Abergavenny, surrounded by beautiful countryside and mountains including the Sugar Loaf, Skirrid and the Black Mountains. Abergavenny provides a comprehensive range of amenities and a thriving community including shops both independent and national, restaurants, a leisure centre, hospital, and railway station. The property also provides good road access links such as the M4/M50 to Newport, Cardiff and Bristol and the A465 to Hereford.

ACCOMMODATION

The entrance door opens to the fitted kitchen which incorporates a stainless-steel sink and drainer with space and plumbing for a washing machine, space for an electric cooker and fridge with floor and wall mounted units. A window over the sink looks out to the outside area. Beyond the kitchen is the SHOWER ROOM with a corner shower, lavatory, and pedestal wash hand basin. From the kitchen a door opens to the large SITTING ROOM/DINING ROOM with a chimney breast and open fire and further chimney breast. The room has elegant high ceilings with a sash window to the front allowing views of the hills. The staircase leads off from the corner with a large understairs cupboard.

On the first floor there is a small landing area with a DOUBLE BEDROOM with a window looking out to the front and a further DOUBLE BEDROOM at the rear with a walk in

wardrobe, pedestal sink and window with views over the garden.

OUTSIDE

A wooden door from the street opens into a covered walkway leading to the entrance door of the property. With a fenced path leading to a rear courtyard garden with a mature tree. A wooden outbuilding adjoins the rear of the house. The adjoining property also has a right of access through the passageway which lead to a gate leading into their property.

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

EPC Band - D

GUIDE PRICE

£170,000

PLANS AND PARTICULARS

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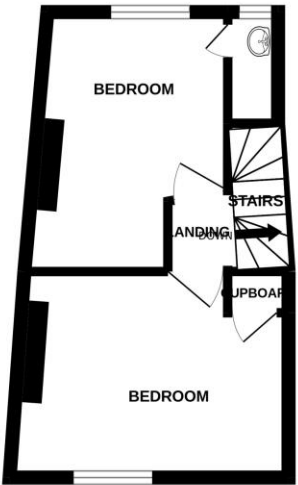
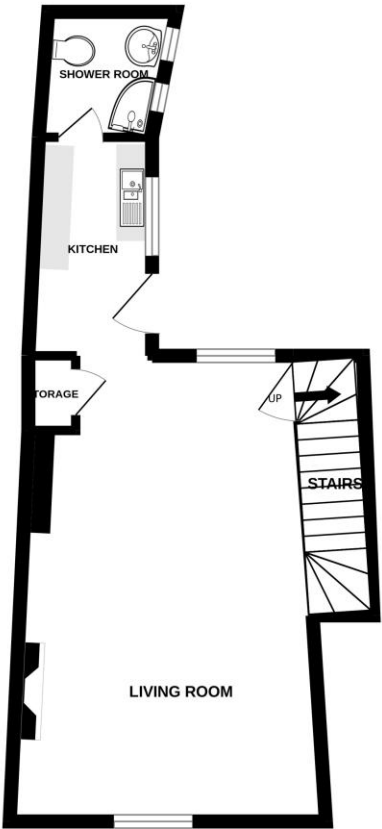
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR

1ST FLOOR



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